



Lee Moor Road | Stanley | WF3 4EF

Three bedroom end town house | Council Tax Band C | EPC Rating C

Offers Over
£210,000

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*****VACANT POSSESSION & NO CHAIN. WELL PRESENTED THROUGHOUT. UTILITY ROOM & WC. *****

Superbly presented and set in a sought-after location the property is presented in good condition, featuring a lounge, kitchen/diner to the ground floor, with the lower ground floor having a utility room, WC and integral door to the garage. The first floor has three bedrooms with fitted wardrobes to the master and a bathroom. Having PVCu double glazing and gas central heating, the house also offers parking facilities and a single integral garage.

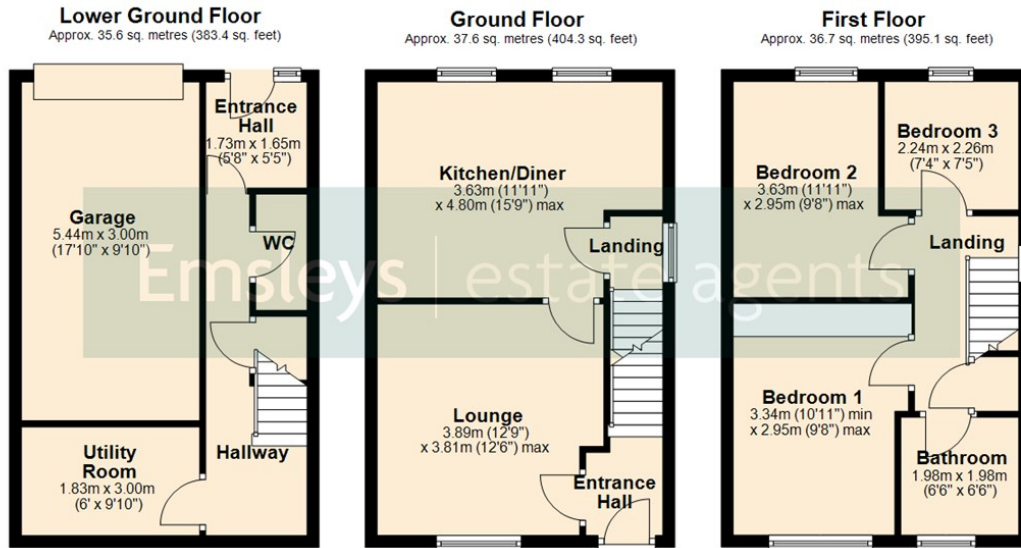
Stanley is a popular residential area offering access to a variety of local amenities, including shops and community facilities. Families will appreciate the proximity to well-regarded schools such as Stanley St Peter's Primary and Wakefield City Academy. The neighbourhood is also close to local parks, including Stanley Marsh and Newmarket Colliery Recreation Ground, both providing green spaces for leisure and recreation.

Public transport links are convenient, with regular bus services serving Lee Moor Road, connecting to Wakefield city centre and surrounding areas. For those commuting by train, Wakefield Westgate station is approximately a 10-minute drive from the property, offering direct services to Leeds in around 15 minutes, and to London Kings Cross in under two hours. Junctions to the M62 and M1 are easily accessible by car, providing routes to Leeds, Bradford, and beyond.

This property represents an opportunity to purchase a three-bedroom house with off-street parking and a single garage, positioned within a well-established and well-connected area. With local amenities, parks, schools and transport links close by, the property is suited to those seeking a home in a convenient Wakefield location.







Total area: approx. 109.9 sq. metres (1182.8 sq. feet)

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.



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